



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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MEETING DATE: JULY 19, 2012

SUBJECT: S11-07, OPEN SPACE PLAN FOR 164TH AND CLOUD PRELIMINARY PLAT

STRATEGIC INITIATIVE: Community Livability

REQUEST

S11-07 164th and Cloud: Approval of the open space plan, including plant palette, landscape plan, wall plans, amenities, and entry monuments for 164th and Cloud, a preliminary plat of 27 ± acres consisting of 68 single family lots, generally located at the southeast corner of 164th Street and Cloud Road, zoned Single Family Residential 7 (SF-7) and Single Family Residential 10 (SF-10) all with a Planned Area Development Overlay zoning district.

RECOMMENDED MOTION

Move to **approve** findings and the Open Space Plan for S11-07, 164th and Cloud Preliminary Plat, subject to conditions.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

History:

- February 15, 2005 Town Council adopted Ordinance No. 1628 (A04-12) annexing 27 acres, including the subject site.
- May 2, 2012 The Planning Commission recommended approval (4-2 vote) to the Town Council for GP11-05 and Z11-22 requests.
- May 17, 2012 Town Council unanimously adopted Ordinance No. 2367 (Z11-22). The 27 acre rezone request for 164th and Cloud, rezoning the site from SF-15 to 11.3 acres of SF-10 PAD and 15.2 acres of SF-7 PAD and a total of 68 residential lots.
- August 1, 2012 S11-07, the preliminary plat for 164th and Cloud is scheduled to be heard by the Planning Commission for approval.

Overview:

The subject site consists of approximately 27 gross acres. The site was recently rezoned from 27 acres of Single Family Residential 15 (SF-15) to approximately 15.2 acres of Single Family Residential 7 (SF-7) PAD and 11.3 acres of Single Family Residential 10 (SF-10) PAD, located at the southeast corner of 164th Street and Cloud Road. The 164th and Cloud rezoning (Z11-22) approved a Development Plan for 68 single family residential lots on the 27 acre site, as well as the design of the subject site, with regard to site circulation and access and the design of the lots and landscape areas adjacent to the existing residential lots on all four sides of the subject site. The proposed preliminary plat and open space plan for "164th and Cloud" (S11-07) conforms with the development plan approved for the site under Z11-22.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Residential > 2-3.5 du/ac	SF-7 PAD
South	Residential > 0-1 du/ac	SF-43
East	Residential > 2-3.5 du/ac	SF-7 PAD
West	Residential > 0-1 du/ac	SF-35
Site	Residential > 2-3.5 du/ac	SF-7 PAD & SF-10 PAD

Project Data Table:

Standards	SF-10 and SF-7 PAD (LDC)	
	SF-10 PAD	SF-7 PAD
Minimum Lot Area (sq. ft. per DU)	10,000 sq. ft.	7,000 sq. ft.
Minimum Lot Dimensions (ft.)		
Width	85'	65'
Depth	110'	100'
Maximum Building Height:	30/2	30/2
Minimum Building Setbacks (ft.)		
Front	25'	20'
Side	10'	5' & 10'
Rear	30'	20'
Maximum Lot Coverage (%)		
One story	45%	45%
Two/Three –story	40%	40%

164 th and Cloud Project Data	
	Approved under Z11-22
Gross Site Acreage:	26.6
Zoning	SF-7 PAD (15.2 acres) SF-10 PAD (11.3 acres)
Number of Lots Proposed:	68 lots total 47 lots in SF-7 PAD 21 lots in SF-10 PAD
Density Proposed:	2.56 du/ac
Open Space Proposed (Total):	5.76 acres (21.6 %)
Typical Minimum Lot Size:	65' x 120' in SF-7 (typical lot = 7,800 sq. ft.) 85' x 120' in SF-10 (typical lot = 10,200 sq. ft.)

DISCUSSION

Residential Design and Development Guidelines:

The 164th and Cloud Open Space plan fulfills the intent of the Town's open space and subdivision design guidelines by:

- Providing 21.6% (5.76 acres) open space (10% required) with several active and passive open space areas located throughout the subdivision.
- Maintaining pedestrian and bicycle circulation:
 - Pedestrian access will be provided throughout the subdivision and connect to the east and west boundaries of the linear site.
 - Provides sidewalks on both sides of the public local residential streets.
- Integrates the entry monumentation into the design of the perimeter walls.

Additionally, the Santan Character Area has established Development Criteria for the evaluation of development within the Character Area. With regard to residential density the applicable Development Criteria are as follows:

- Subdivision design that provides ample open space as a community focal point and buffers existing adjacent large lots with similar lot sizes.
- Provide a minimum ten percent (10%) open space or acceptable alternatives, which meet the spirit and goals of the Santan Character Area.
- Peripheral lots adjacent to existing development 1 acre or greater should buffer those existing large lots with subdivision design including: open space areas, separation between the existing and new development with a local street and lot size similar to existing adjacent lot size. New lot sizes are not required to be 1 acre or larger.
- Rural design themes, such as open fencing, country entry treatments; and response to Santan Character Area objectives, including retention of farm irrigation, incorporating mature citrus into new development, enhancing native landscape and utilizing existing natural washes in the trails system.
- Lots less than 15,000 square feet in area should be screened from arterial roadway view. Trail systems throughout the project, totaling twenty-five lineal feet for each acre in the development, with connection points to community wide trails should be incorporated.

Preliminary Plat:

The proposed preliminary plat will be an un-gated development consisting of 68 residential lots over 27 acres. There will be 21 lots on the approximately 11.3 acres of Single Family-10 (SF-10) zoning district and 47 lots on approximately 15.2 acres of the Single Family -7 (SF-7), for a gross density of 2.56 DU/ acre.

The proposed SF-7 zoning district will consist of typical lots 65' x 120' and a typical size of 7,800 sq. ft. The SF-10 zoning district portion of the subject site will consist of typical lots 85' x 120' and a typical lot size 10,200 sq. ft. The larger SF-10 lots of 164th and Cloud will be located along the western and southern property boundary of the site, adjacent to the existing larger

residential lots. It is anticipated that the 164th and Cloud Preliminary Plat will be developed in one (1) phase.

Access to the site has been provided in three (3) separate locations from Cloud Road to the east, Muirfield Street to the east (located within the Country Shadows subdivision) and 164th Street to the south. Staff notes that with the design of the subdivision under the approved PAD, residential streets and open space areas are used to buffer the large residential lots to the west and south. Furthermore, Cloud Road and 164th will not directly connect at the northwest corner of the site. Cloud Road will terminate in a cul-de-sac, while 164th Street will meander into the 164th and Cloud subdivision. 164th Street will consist of a combination of local residential streets and open space and retention area along the western property boundary. The limits of improvements to Cloud Road will be to connect to Seville Boulevard and to extend 164th Street south from the subject site approximately 165' south to Cedar Waxwing Drive. Staff also notes that there is an existing home located on Cloud Road adjacent to the northwest portion of the subject site. This individual parcel currently draws secondary (rear yard) access from the Cloud Road alignment, and will continue to utilize Cloud Road after the roadway improvements are completed.

Open Space Plan:

Open space for the site currently consists of 5.76 acres (approx 21.6% of gross area), and will include active and passive recreation, trails and landscape/ retention throughout the entire subdivision, including the periphery of the site as well as the central portion of the site in order to provide for a common open space area usable by all the residents of the subdivision, connected by a local trail system.

The subject site is a unique site with a number of existing site conditions that were required to be addressed, such as off-site flows from existing neighboring residential properties to the south with drainage flows generally moving from southeast to the northwest across the site. As such, the Town Engineering Division required additional drainage along the southern and western property boundaries to handle these flows. Staff feels that these areas has been nicely integrated into the site and will provide both drainage and active/ usable and passive open space and buffering.

The main active open space area is located in the central portion of the site and will include a Ramada with picnic tables, shade trellis with benches, BBQ's, walking path, turf field and shaded tot-lot, as well as the community mailbox. The secondary active open space area is located generally in the northwest portion of the site in the form of a turf area with bench. Pedestrian connectivity is another focus of the open space plan with pedestrian connections provided to all open space areas throughout the site.

The Preliminary Plat and Open Space Plan for 164th and Cloud under S11-07 is consistent with the General Plan's policies and Guidelines, Land Development Code, and Town's Subdivision Regulations.

Landscape Master Plan:

The following lists some of the proposed plant materials:

- **Trees** – Sissoo, Evergreen Elm, Swan Hill Olive, Thornless Mesquite, Heritage Live Oak and Sweet Acacia.
- **Shrubs & Accents** – Bougainvillea, Orange Jubilee, Red Bird of Paradise, Desert Ruellia, Thundercloud Sage, Red Yucca, Regal Mist Deergrass, Petite Pink Oleander, Twin Flowered Agave, Desert Senna and Feathery Cassia.
- **Groundcover** – Trailing Acacia, Red Gazania, New Gold Lantana, Trailing Myoporum, Sierra Gold Dalea, Bush Morning Glory, and Prostrate Rosemary. Turf areas are Midiron Bermuda Grass. Decomposed Granite is 3/4" minus "Walker Gold".

Wall Master Plan:

The design of the walls and monuments are simplistic with featured upgraded materials located in appropriate locations that benefit the project and are consisted with all LDC regulations. Primary theme walls, full and partial view fencing and black vinyl split-rail fencing are utilized throughout the site in appropriate locations. Wall colors and materials consist of base color "Pale Beach", wrought iron bars and ledge stone decorative columns. Black wrought iron will make up the view fence portions of the walls. Additionally, community mail boxes will utilize the same ledge stone colors and materials and will be located at the main park area or the central portion of the subdivision.

Primary Entry Concept:

The primary entry into the subdivision is located off of Cloud Road and the primary entry monument sign is located on the western primary entry wall into the subdivision. Secondary entry monument walls with monument signage are located on the entry from 164th Street from the south as well as the entry from Muirfield Street from the east. The primary entry monument features include ledge stone veneered wall sections with recessed niches with rebar crossbars, split rail fencing and the themed CMU subdivision walls. While the secondary monument features include the theme CMU wall with green screen trellis with metal mesh and pin-mounted signage. Signage areas include: primary = 24 sq. ft. and secondary = 21 sq. ft. in total sign area. All signage will comply with all LDC requirements for subdivision entry monument signage.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing is not required for Subdivision Open Space Plans, per LDC – 5.602.A.3.c.

STAFF RECOMMENDATION

Staff recommends **approval** of the findings and the Open Space Plan for 164th and Cloud Preliminary Plat (S11-07), subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 19, 2012 public hearing.

2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Attachments and Enclosures:

1. Vicinity Map
2. Findings of Fact
3. Open Space Master Plans (3 pages)
4. Entry Plan and Elevation
5. Wall Plan
6. Main Park Plan
7. Lighting Master Plan
8. Colors/ Materials and Amenities Board Exhibit

FINDINGS OF FACT
S11-07, 164th and Cloud Open Space Plan

1. The project as conditioned is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services